

ZONING AND BUILDING AGENDA

JANUARY 06, 2000

ZONING BOARD OF APPEALS RECOMMENDATIONS

227180 DOCKET #6848 ROY L. LYTLE, RANDY LYTLE & NORA LYTLE, Owners, 150 Morrison, Mount Prospect, Illinois 60056, Application (No. SU-99-04; Z99030). Submitted by Randy Lytle, 150 Morrison Mount Prospect, Illinois 60056. Seeking a SPECIAL USE, UNIQUE USE in the R-1 Single Family Residence District for the parking of trucks and the storage of tools in conjunction with the operation of a tree trimming business in Section 36 of Wheeling Township. Property consists of approximately 3.62 acres located west of the Soo Line Railroad Tracks between Morrison Avenue (to the north) and Gregory Street (to the south) in Wheeling Township. Intended use: Storage of trucks, tractors and trailers and tools for use in a landscaping business.

RECOMMENDATION: That the application be granted with conditions as set forth in the findings. The Zoning Board of Appeals, by a vote of 4-1 (Chairman Seith dissenting) recommended approval.

The Villages of Mount Prospect and DesPlaines were represented at the hearing and requested 30 days to review the case. The Villages of Wheeling and Mount Prospect submitted letters of objection. The City of DesPlaines sent a letter of opposition. The City of Prospect Heights sent a letter requesting careful consideration against the Special Use, stating their concerns over the continued use of the unprotected railroad crossing.

The petitioner's attorney, Mr. Jay Statland, presented 20 signatures from neighbors dated December 20, 1995, stating they had no objection to the Special Use as long as the applicant adhered to the conditions set forth in the findings.

The above application was deferred at the meetings of November 9, 1999 and November 23, 1999.

* The next regularly scheduled meeting is presently set for Thursday, January 20, 2000.